

# Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: OV15-031 Date Received: 5/5/12  
Application Accepted by: TP + ET Fee: \$2240  
Comments: Assigned to Shannon Pine, 645-2200, spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 662 North Hague Avenue Zip: 43204

Is this application being annexed into the City of Columbus? Select one:  YES  NO

*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address: 570-184657 / 570-184658

Check here if listing additional parcel numbers on a separate page.

M-2

Current Zoning District(s): \_\_\_\_\_

Area Commission or Civic Association: Greater Hilltop Area Commission

Proposed Use or reason for Council Variance request:

Brewery with tasting room (which will include retail sale); a reduction in separation from residential district

Acreage: 4.6± acres

### APPLICANT:

Name: Four String Brewery Co. Phone Number: 614-725-1282 Ext.: \_\_\_\_\_

Address: 985 West 6th Avenue City/State: Columbus, OH Zip: 43212

Email Address: cochran.dan@gmail.com Fax Number: \_\_\_\_\_

**PROPERTY OWNER(S)**  Check here if listing additional property owners on a separate page

Name: Donald W Dick Phone Number: 614-975-3425 Ext.: \_\_\_\_\_

Address: 3080 Valleyview Drive City/State: Columbus, OH Zip: 43204

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

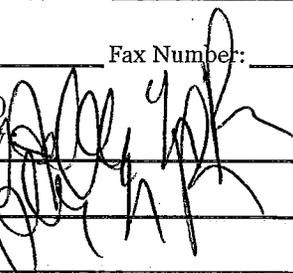
**ATTORNEY / AGENT** (Check one if applicable):  Attorney  Agent

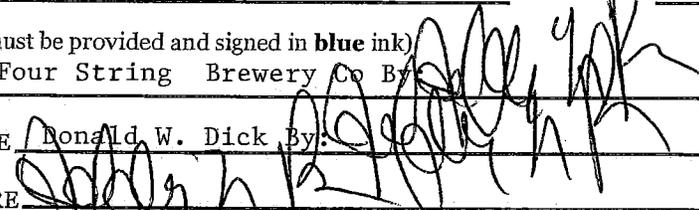
Name: Jeffrey L. Brown - Smith & Hale LLC Phone Number: 614-221-4255 Ext.: \_\_\_\_\_

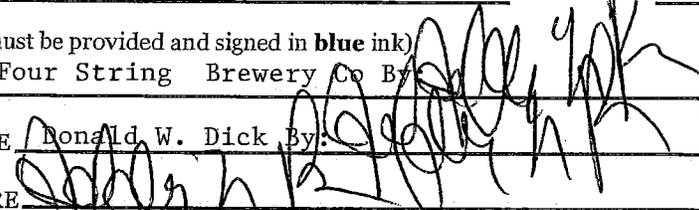
Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: \_\_\_\_\_

**SIGNATURES** (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Four String Brewery Co By 

PROPERTY OWNER SIGNATURE Donald W. Dick By 

ATTORNEY / AGENT SIGNATURE 

*My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.*

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

CV15-031

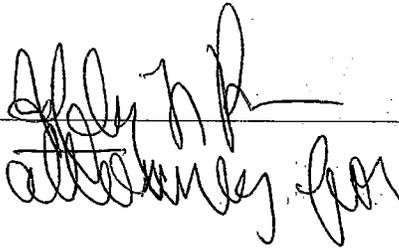
Statement of Hardship

To permit a brewery (Section 3367.01, M-2, Manufacturing District) with an ancillary tasting room (which will include retail sales) and a reduction in the distance from a residential zoning district. (Section 3363.19 Location requirement) The brewery needs a new location to serve its expanding customer base. The existing warehouse building is zoned M-2, Manufacturing, which permits only less objectionable uses. The City Codes classifies brewery as a more objectionable use which requires 600 feet separation from a residential zoning district. There is residential to the north, east and south within 600 feet but the predominate use in the area is one of the City's manufacturing district (reduction from 600 feet to zero).

Breweries now include tasting rooms to increase the interest in their products. The applicant wants to include a tasting room on site with the brewery. Customers will be able to buy brewery products in the tasting room.

The granting of these variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Signature of Applicant

  
attorney for

Date

5/5/15

# Council Variance Application

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Phone: 614-645-7433 • www.bzs.columbus.gov

**AFFIDAVIT** (See instruction sheet)

Application Number: CN15-031

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown  
of (1) MAILING ADDRESS Smith & Hale LLC, 37 West Broad Street, Suite 460, Columbus, OH 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 662 North Hague Avenue

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5/5/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Donald W. Dick  
3080 Valleyview Drive  
Columbus, OH 43204

APPLICANT'S NAME AND PHONE #  
(same as listed on front application)

Four String Brewery Co.  
614-725-1282

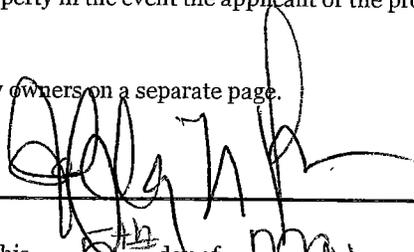
AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR  
OR CONTACT PERSON AND ADDRESS

(5) Greater Hilltop Area Commission  
Greg Large  
P.O. Box 28052  
Columbus, OH 43228

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

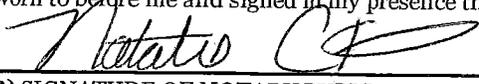
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 5th day of May, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC



My Commission Expires 9/4/15



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

*This Affidavit expires six (6) months after the date of notarization.*

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Please make checks payable to the Columbus City Treasurer

APPLICANT

Four String Brewery Co.  
985 West Sixth Street  
Columbus, OH 43212

PROPERTY OWNER

Donald Dick  
3080 Valleyview Drive  
Columbus, OH 43204

ATTORNEY

Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

AREA COMMISSION

Greater Hilltop Area Commission  
c/o Mr. Greg Large  
P.O. Box 28052  
Columbus, OH 43228

SURROUNDING PROPERTY OWNERS

BBI Realty Inc.  
601 North Hague Avenue  
Columbus, OH 43204

Ballantyne Family Ltd. et al.  
1119 Regency Drive  
Columbus, OH 43220

VM Real Estate Co. LLC  
4220 Stellar Drive  
Hilliard, OH 43026

2700 Harrison Avenue Holdings LLC  
2700 Harrison Avenue  
Columbus, OH 43204

Alfred Nickles Bakery Inc.  
26 Main Street North  
Navarre, OH 44662

John S & Linda F Slane  
680 North Hague Avenue  
Columbus, OH 43204

Home Connections Group LLC  
P.O. Box 1024  
Powell, OH 43065

Paul L & Linda L Johnson  
677 North Hague Avenue  
Columbus, OH 43204

Three Cousins L P  
601 North Hague Avenue  
Columbus, OH 43204

Boss Excavating & Grading Inc.  
5379 Franklin Street  
Hilliard, OH 43026

# Council Variance Application

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## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # CV15-031

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) Smith & Hale LLC, 37 West Broad Street, Suite 460, Columbus, OH 43215

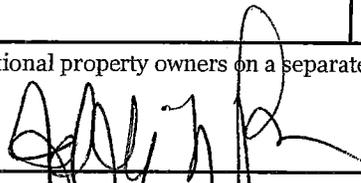
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

<p>1. Four String Brewery Co. 985 West 6th Avenue Columbus, OH 43212 9 Columbus based employees Dan Cochran - 614-725-1282</p>	<p>2. Donald W. Dick 3080 Valleyview Drive Columbus, OH 43204 614-975-3425</p>
<p>3.</p>	<p>4.</p>

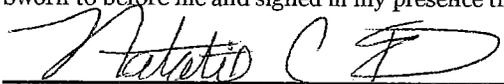
Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT



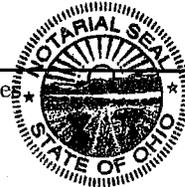
Sworn to before me and signed in my presence this 5<sup>th</sup> day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

9/4/15



Notary Seal Here  
Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

***This Project Disclosure expires six (6) months after the date of notarization.***

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**Please make checks payable to the Columbus City Treasurer**



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

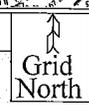
MAP ID: dlh

DATE: 4/30/15



Disclaimer

Scale = 300



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 570184657

Zoning Number: 662

Street Name: N HAGUE AVE

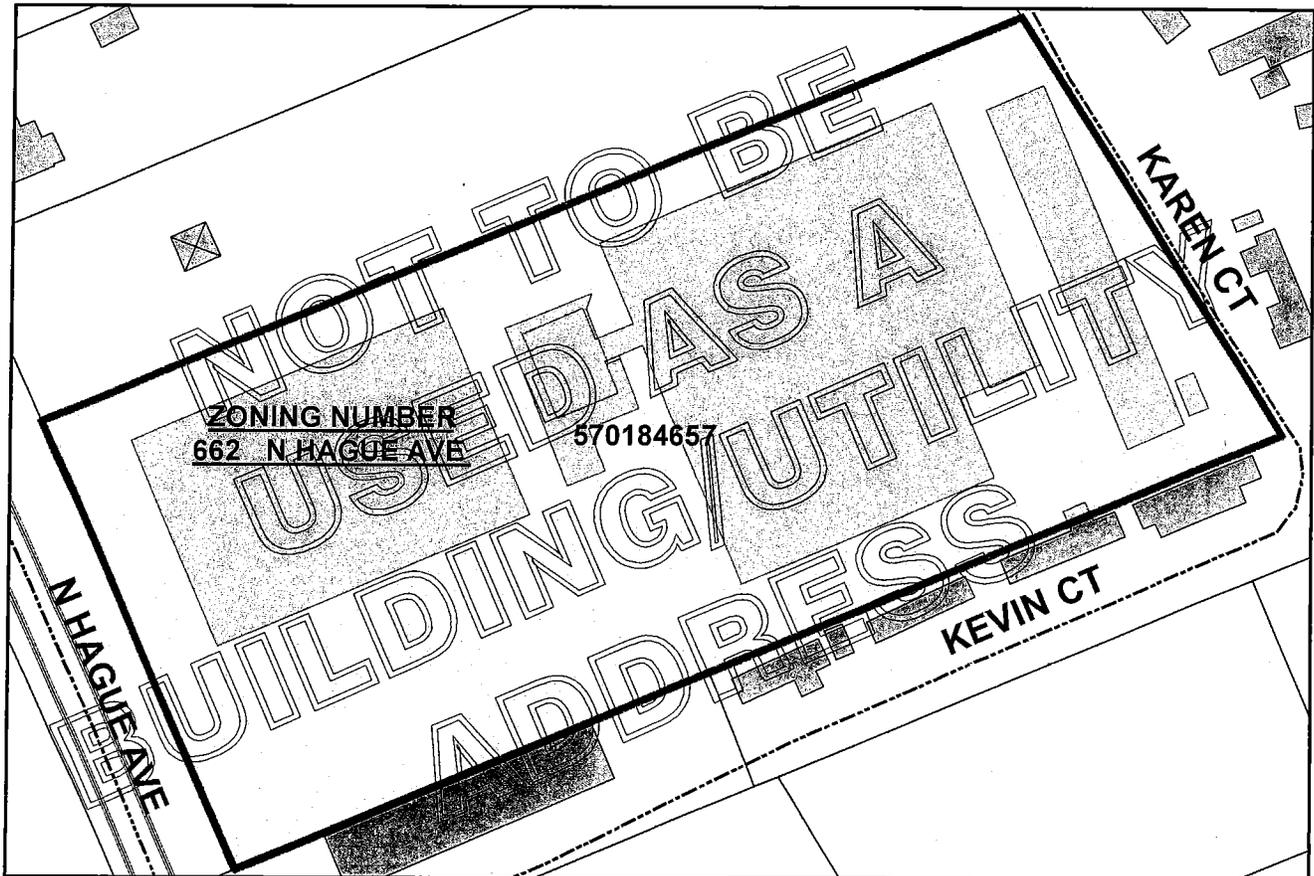
Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Deanna Anderson*

Date: 4/30/2015



ZONING NUMBER  
662 N HAGUE AVE 570184657

SCALE: 1 inch = 100 feet

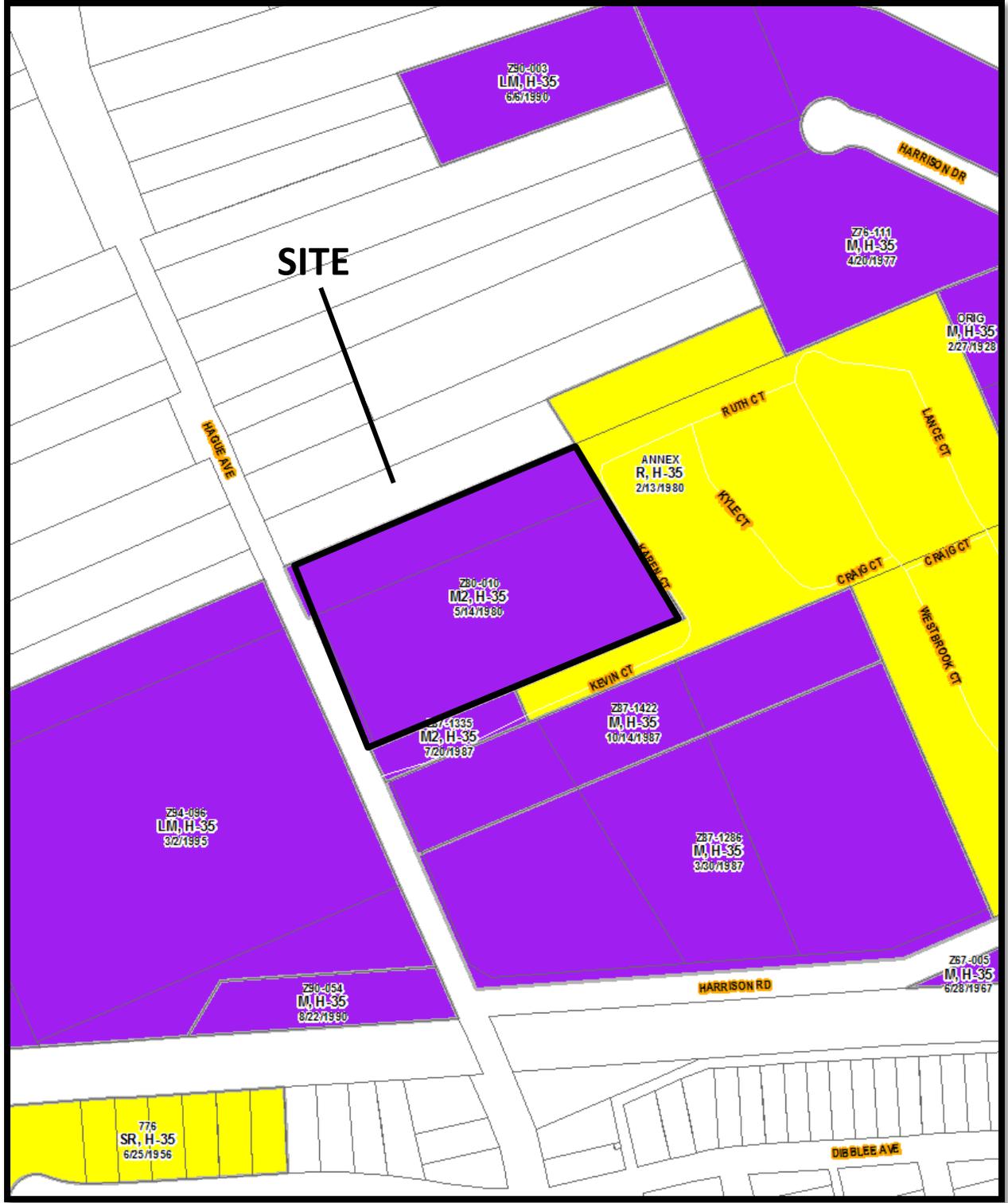
JAMES D. YOUNG, P.E., ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

GIS FILE NUMBER: 32943









CV15-031  
 662 North Hague Avenue  
 Approximately 4.6 acres

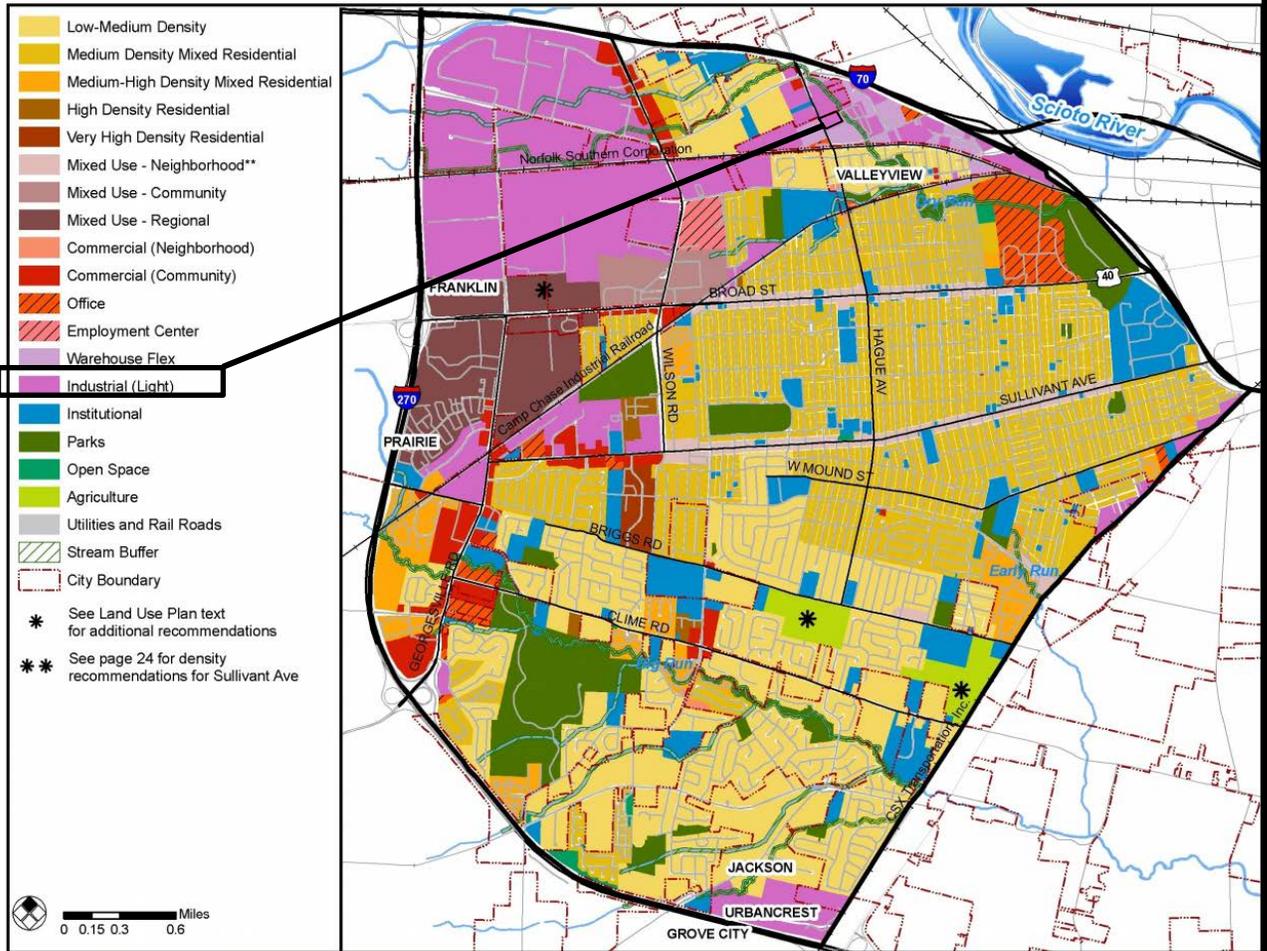
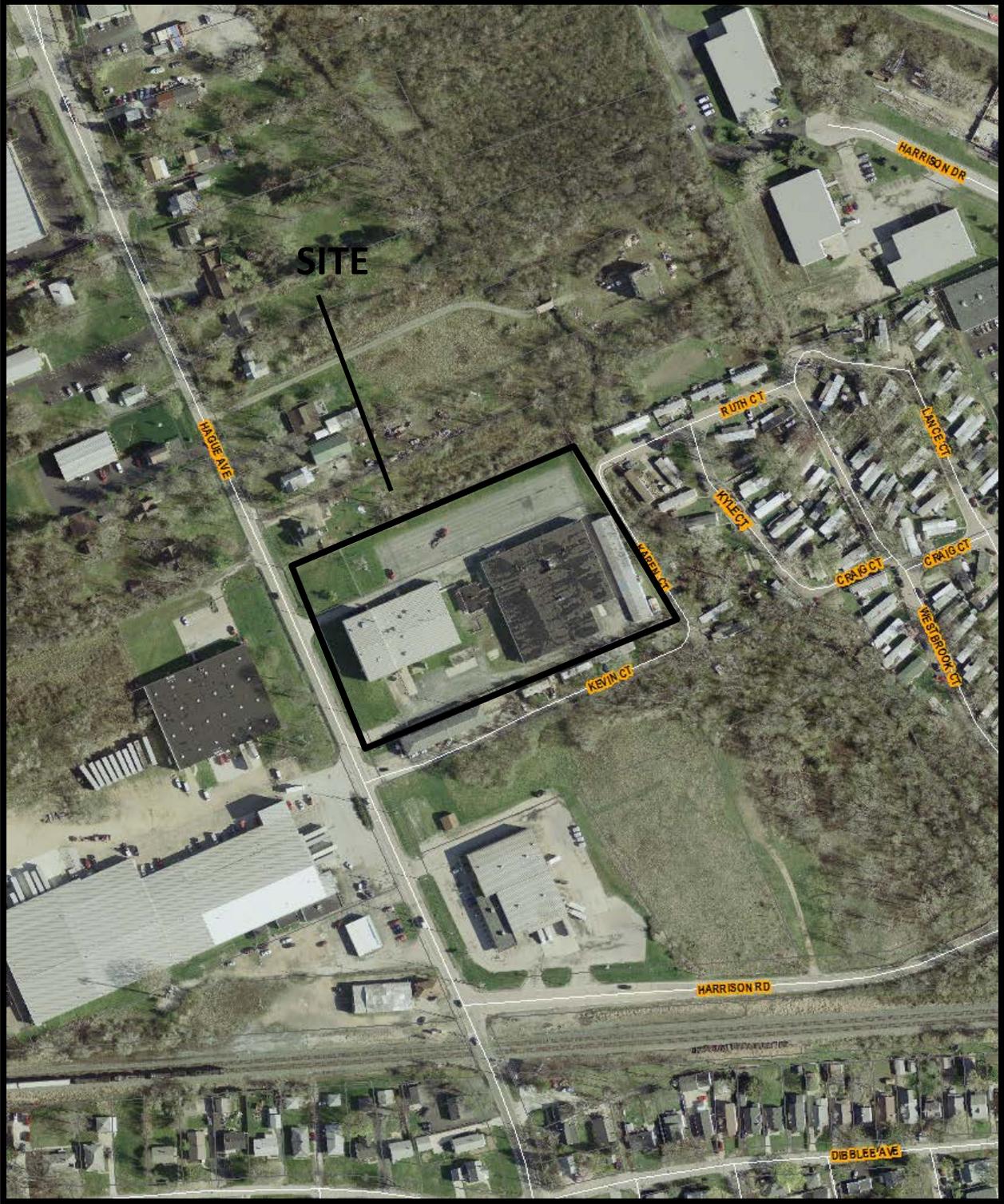


Figure 7: Future Land Use Plan

CV15-031  
 662 North Hague Avenue  
 Approximately 4.6 acres  
 Greater Hilltop Plan Amendment (2010)



CV15-031  
662 North Hague Avenue  
Approximately 4.6 acres